



Contact Info

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Practice Areas

Commercial Leasing

Lending and Secured
Transactions

Real Estate

Real Estate Development

Bar Admission

British Columbia - 2020

Education

McGill University - BA, graduated
with Distinction, 2015

Osgoode Hall Law School at York
University - JD, 2018

JENNIFER M. WONG, ASSOCIATE

Jennifer is an associate in the firm's Real Estate Group, with a focus on secured financing transactions and commercial leasing matters. She is an active participant in the legal and broader community, serving as a director for Lawyers for Climate Justice, a volunteer lawyer with Access Pro Bono, and a member of the firm's Equity, Diversity, and Inclusion Committee.

Prior to joining the firm, Jennifer practiced at a global firm in downtown Vancouver where she assisted clients with a wide range of real estate and corporate-commercial matters, and represented financial institutions, corporations, and individuals.

Outside of the office, Jennifer enjoys playing softball, coddling her two cats, and painting with watercolours.

REPRESENTATIVE CLIENT WORK

Lending:

Representing both institutional and private lenders, as well as borrowers, with respect to loan transactions, including the preparation, negotiation, and registration of security documents.

- Acts for Schedule I banks regarding mortgage takeouts and commercial mortgages in British Columbia; and
- Acted for a private lender secured by a \$14.7 million commercial mortgage over Lower Mainland property.

Leasing:

Advising commercial landlords and tenants by preparing, reviewing, and negotiating lease agreements, renewals, extensions, and modifications.

- Regularly acts for a commercial landlord regarding a mixed-use development containing 100+ office and retail units
- Advises tenants at all stages of commercial lease transactions, including



Languages
English

structuring offers to lease, reviewing landlord forms of leases, and providing advice on tenant inducements

Real Estate Development:

Preparing disclosure statements on behalf of developers, including for phased developments and bare land strata.

- Disclosure statements for a mixed-use phased development, including title reports summarizing registered encumbrances and air space parcel agreements
- Facilitating development sales and obtaining inventory financing
- Advises clients on the ins-and-outs of stratifying property through strata lots versus air space parcel division

General Real Estate:

Advising clients on all matters pertaining to the acquisition, financing, and sale of real property.

- Acted on behalf of a purchaser to acquire three commercial properties with 13 tenants
- Acted on behalf of a \$10 million financing transaction, assisting the client to leverage their newly-purchased real estate and existing property.

PRESENTATIONS

Presenter, "Top Issues in Lease Negotiations", Richards Buell Sutton LLP Commercial Leasing Breakfast Seminar, 2024

Presenter, "Mortgage Law Update", 15th Annual Residential Real Estate Conference, 2022

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Director, Lawyers for Climate Justice (2023 - present)
- Volunteer Lawyer, Access Pro Bono (2022 - present)
- Legal Intern, West Coast Environmental Law (2016)
- Clinician, Law Students' Legal Advice Program (2016)



PROFESSIONAL AFFILIATIONS

Member, Federation of Asian Canadian Lawyers

Member, Law Society of British Columbia,

Member, Canadian Bar Association

EVENTS

November 29, 2022

Jennifer Wong a Presenter at 15th Annual Residential Real Estate Conference



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